This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $481,900.00.

Affiant

Subscribed and sworn before me this the 18th day of October, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1196036 DEEDWARR
10/21/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,783.03
20241021-0081593

D HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Opulent Acquisitions and Devel 1209 Joseph Ave Nashville, TN 37207	Opulent Acquisitions and Development 204 Point East Dr Nashville TN 37214	071-15-0 308.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN D. WHITLER, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OPULENT ACQUISITIONS AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 106 on the Plan of Sharpe and Horn's 2nd Addition to North East Nashville, as shown by plat appearing of record in Plat Book 161, page 53, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 106 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Kevin D. Whitler, unmarried, by deed dated 12/14/2015, from Travis L. Hawkins and wife, Lisa C. Hawkins, of record in Instrument No. 20151222-0128309, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1209 Joseph Ave, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of October, 2024.

Kevin D. Whitler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin D. Whitler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 18, 2024**.

Date

D Hardwick

Affiant Signature

October 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026